



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
ACTION AGENDA
WEDNESDAY, AUGUST 1, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
1:30 p.m. NO COMMENT	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

1:30 p.m. APPROVED	<p>VARIANCE PLN18-00244 BURDICK CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Linda Burdick, for the approval of a Variance to the 20 foot front required setback and to the 50 foot required watercourse setback from Lake Tahoe for the construction of a single-family residence proposed to be located zero feet (0 feet) from the front property line of North Lake Boulevard to the eaves of the proposed structure and one and a half feet (1.5 feet) from the front property line to the structure resulting in an 18.5 foot encroachment and 20 foot encroachment into the required front 20 foot setback, respectfully. The single-family residence proposes a zero foot setback from the high water. The subject property, Assessor's Parcel Number 117-060-018-000, comprises approximately square feet 0.2239 acres, is currently zoned Residential and is located at 6350 North Lake Blvd., in the Tahoe Vista area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050 Class 3 – New Construction, CEQA Section 15303. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov.</p>
1:40 p.m. APPROVED	<p>MINOR USE PERMIT PLN18-00251 VERIZON WIRELESS KINGS BEACH CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the Applicant, Andrew Lesa c/o Verizon Wireless, for the approval of a Minor Use Permit to allow for a permanent wireless cell facility to take the place of the temporary cell site that has been deployed the last two years in order to address coverage deficiencies during peak periods. The Applicant is proposing the permanent installation of (4) roof mounted antennas and (2) antennas mounted to the building façade for a total of (6) antennas. Located within a 166 square foot ground lease area, Verizon Wireless proposes to install (1) miscellaneous power cabinet, (1) 200 amp A/C cabinet, (1) 200 amp meter, and (2) surge suppressors. (2) additional surge suppressors and (6) remote radio heads will be located adjacent to the antennas located within a 49 square foot antenna lease area. In an effort to meet community needs and support for emergency responders, Verizon Wireless is also requesting the recently approved temporary facility be approved to remain on-site until the permanent solution can be installed. The temporary solution includes a 65 foot tall mast located on a mobile truck known as a cell on wheels (COW). The mast has 3 antennas and 1 microwave dish. Temporary power is installed for the COW to operate and no generator will be required unless an emergency causes power outages. During extended power outages, a 26kw generator may operate to run the temporary facility. The COW is located in the rear parking lot of the fire station. The subject property, Assessor's Parcel Number 117-180-003-000, comprises approximately .2336 acres, is currently zoned Residential and is located at 288 Northshore Blvd., in the Kings Beach area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050</p>

	of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Small Structures) The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov .
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
1:50 p.m. PRC	<p>CERTIFICATE OF COMPLIANCE FOSSI SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</p> <p>County review of the history of Assessor's Parcel Number 035-120-012-000 to make a statement as to the compliance with the Subdivision Map Act (i.e. this is a legally created saleable piece of land). Subject parcel is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 3185 Rattlesnake Road in the Newcastle area.</p>